



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2402075
Applicant Name : Tyler Goodmanson for Granger Construction
Address of Proposal: 2151 N. 140th Street

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into two parcels of land. Proposed parcel sizes are: 6,361 sq. ft. and 6,207 sq. ft. Existing garage structure to be removed under separate permit.

The following approval is required:

Short Subdivision - To subdivide one parcel into two.
(SMC Chapter 23.24)

BACKGROUND DATA

Zoning: SF7200
Date of Site Visit: NA
Uses on Site: Single Family Residential

Site and Vicinity Characteristics

The approximately 12,567 square foot site has a house and other typical residential improvements. The site is in the center of a large SF 7200 zoned area, with virtually every lot developed with what appears to be a single family residence. The adjacent streets are paved, but appear to lack curbs, gutters and sidewalks; none are shown on the survey.

Proposal:

The proposal is to plat the existing parcels into two, and to demolish the deck appurtenant to the house together with the garage and breezeway attachment prior to sale or transfer of ownership. The parcels have been completely re-drawn subsequent to the public notice, and new parking is proposed for Parcel A to the west and forward of the existing structure. Parcel B would be a “dogleg” with the building envelope area facing Corliss, and the dogleg stretched out along Corliss.

Public Comment

The DPD received several comment letters regarding the proposal, one simply a request to extend the comment period. One characterized the project as “a great thing.” The five substantive comment letters expressed concerns about how the 75-80 rule (see below) is applied. Other concerns include potential loss of on-site parking, inappropriate scale of future development, increased density and congestion, lower property values, and loss of neighborhood character. One letter detailed concerns about the public use and interest criterion.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040.A, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition or deny a short plat.

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees.*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single family housing, and*
8. *Conformance to the provisions of Section 23.24.046, Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two or more lots from one lot with more than one existing single-family dwelling unit.*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments as appropriate from DPD, Water (SPU), Fire Departments (SFD), Seattle City Light, and review by the Land Use Planner, the applicable above-cited criteria (#5, #7, and #8 are inapplicable) can be met. The configuration that was

publicly noticed was configured, according to the application, to avoid street frontage along Corliss Avenue North for proposed Parcel B, along which neither Parcel A nor Parcel could meet minimum lot size (even under SMC Section 23.44.010.B.4, the "75/80 rule"). The mean lot size along Corliss Avenue North is 9220.125 square feet, which is greater than the minimum lot size of the SF 7200 zone. As the DPD interprets the 75/80 rule, if a parcel has frontage along two streets (as the reconfigured Parcel B does), it need only meet 75/80 along one of them. By this interpretation, Parcel B and Parcel A both satisfy the 75/80 rule, taking North 140th Street as the determinative frontage. Here, the mean lot size is 7,635 sq. ft., thus the 80% calculation requires a minimum lot area of 6,108 sq. ft.

The DPD has determined that proposals of this sort meet the criterion stated at SMC Section 23.24.040.A.4, as it would result in the opportunity for new single family housing close to employment and services.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY APPROVED**.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall

- A. Comply with all applicable standard recording requirements and instructions. Conditions of approval following recording shall be added to face of plat.

Conditions of approval following recording:

Prior to separate sale or transfer of ownership of either Parcel A or B:

The owner(s) and/or responsible party(s) shall

1. Legally demolish the deck on Parcel A and the garage on Parcel B; the curbcut and drive serving Parcel B shall also be removed, or incorporated into an approved permit for redevelopment of Parcel B.
2. Legally establish and secure a finalized permit for a legal parking space on Parcel A.

Prior to issuance of any building permit

The owner(s) and/or responsible party(s) shall

3. Attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.

Signature: _____ (signature on file) Date: November 25, 2004
Paul M. Janos, Land Use Planner

PMJ:bg

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